

LOT 70
HAMPTON LAKES PHASE 3
OR 2229/288

DOBITSCH SUE A & MATTHEW G
85358 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0070-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,753	100	2021
FGR	670	55	2021
FOP	176	30	2021
FOP	236	30	2021
TOTALS	3,835		
			3,245
			430,706

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,245	101.5680	134.07	435,057	2021	2021	0	0	1.00	99.00

1 SNGL FAM - 100% - 2022 Heated Area: 2753 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			430,706
TOTAL MARKET OB/XF VALUE			12,128
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			517,834
SOH/AGL Deduction			99,407
ASSESSED VALUE			418,427
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			367,705
TOTAL JUST VALUE			517,834
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			497,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013329	NEW CONSTR	383,028	01/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0465	8/24/2021	SW	Q	I	01	432,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DOBITSCH SUE A & MA						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVR	0	100	0	1,225.00	SF	10.00	10.00	100	2021	2021	3	99	12,128	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W15 FOP=[YR=2021] W16 S11 E16 N11\$ S11 W16 N11 W28 S39 FGR=[YR=2021] S22 E19 N1 E10 FOP=[YR=2021] S10 E26 N6 W18 N12 W6 S8 W2\$ E2 N21 W31\$ E31 S13 E6 S12 E22 N64\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							